



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, March 16, 2015**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

KIRK GRADIN – CHAIR (Consent Agenda Representative)

SCOTT HOPKINS – VICE-CHAIR

THIEP CUNG

COURTNEY JANE MILLER (Consent Agenda Landscape Representative)

STEPHANIE POOLE (Consent Agenda Representative)

AMY FITZGERALD TRIPP

WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** JOHN CAMPANELLA

**PLANNING COMMISSION LIAISON (Alternate):** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor

SUSAN GANTZ, Planning Technician

KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:01 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present: Gradin, Cung, Hopkins, Miller, Poole, Tripp and Wittausch.

Members absent: None.

Staff present: Gantz, Limón, and Goo.

**GENERAL BUSINESS:**

**A. Public Comment:**

Mr. Thiep Cung had a question regarding ABR-approved projects under construction not being built per approved plans. Staff recommended that Mr. Cung or anyone may contact either Susan Gantz or Jaime Limón with any concerns.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Architectural Board of Review meeting of **March 2, 2015**, as amended.

Action: Hopkins/Tripp, 6/0/1. Motion carried. (Poole abstained).

**C. Consent Calendars:**

Motion: Ratify the Consent Calendar of **March 9, 2015**. The Consent Calendar was reviewed by **Poole** and **Miller**.

Action: Miller/Poole, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **March 16, 2015**. The Consent Calendar was reviewed by **Poole** and **Miller**.

Action: Hopkins/Poole, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Mr. Limon reminded Board members to submit their required Statement of Economic Interest 700 Forms to the City Clerk's Office; Planning Division staff is available for computer on-line assistance or hard copies can be dropped off at the City Clerk's Office at City Hall.
  - b. Board member Miller announced she will be stepping down from Item #4, 110 S. Hope Street.
- E. Subcommittee Reports.
- Board member Hopkins made a Subcommittee report announcement on the Southern California Gas Co. Smart Meter project which had been continued to Consent Review for Final Approval.

### **CONCEPT REVIEW - NEW ITEM**

#### **1. CITYWIDE**

**ROW Zone**

**(3:15)** Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2015-00099  
 Applicant: Marck Aguilar  
 Owner: City of Santa Barbara

(Concept discussion of proposed amendments to the Architectural Board of Review General Design Guidelines & Meeting Procedures, Part 1, Section 10 to include new project types eligible for staff administrative review and approval.)

#### **(Comments only.)**

Actual time: 3:18 p.m.

Present: Marck Aguilar, Project Planner; and Jaime Limon, Senior Planner II.

#### Board Comments:

- 1) One Board member commented that ADA requirements as mandated should be included with respect to updating older buildings.
- 2) A majority of the Board found it would simplify review for the Board if Planning staff could review the details of items mentioned in the suggested "electrical service" changes and be able to approve them without requiring the Applicant to return to Board Review, as long as the details conform to standardized requirements and specific aesthetic criteria such as not being visible from the street and/or public view.
- 3) A majority of the Board suggested that they could support an increase in the amount of EV supply equipment that staff could approve if certain criteria were met. The quantity of requested electric vehicle supply equipment units could be related to square footage of the parking area or quantity limited to no more than two units in the frontage area of proposed projects. Multiple units could also be approved by staff as long as they were not visible from the street and/or within the public view.
- 4) Board members indicated a preference for use of wheel stops rather than bollards to protect electric vehicle supply equipment.
- 5) If mounted on the wall, any units should match the wall color.
- 6) There should be criteria to address if the unit will be a potential public eyesore.

**CONCEPT REVIEW - CONTINUED ITEM****2. 927 E HALEY ST****R-2 Zone**

**(3:45)** Assessor's Parcel Number: 031-241-015  
Application Number: MST2014-00410  
Owner: Warder Bayly  
Designer: Diana Costea

(This is a revised project description: Proposal to demolish an existing 144 square foot detached 1-car garage and construct a new 2-story, 1,186 square foot accessory dwelling unit and 524 square foot 2-car attached garage at the rear of the parcel. An existing 1-story, 579 square foot dwelling unit at the front of the parcel will remain unchanged. Also proposed is to demolish a 128 square foot storage shed. Total new square footage on site will be 1,804 square feet. There is no grading proposed. This project will address violations identified in Zoning Information Report ZIR2014-00333.)

**(Third Concept Review. Requires Environmental Assessment and a Public Works Transportation waiver of parking design standards. Project was last reviewed on October 13, 2014.)**

Actual time: 3:43 p.m.

Present: Diana Costea, Designer; and Warder Bayly, Owner.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Provide grading and drainage plan based on an actual survey of the site.
- 2) Provide photographs of the east and west side yards of the new building.
- 3) Decrease the amount of permeable paver in the walking areas where not necessarily required.
- 4) The Board expressed concern about the entry roof element, and suggested the Applicant raise the plate and increase the pitch.
- 5) Provide a complete and detailed landscape plan with a signed Landscape Compliance Statement.
- 6) Study various options to increase the plaster side walls at the garage, and particularly at the entry.
- 7) Study ways to break up the long expanse of the header over the second floor deck area and to break up the second floor decorative indentation.
- 8) Enlarge the corbel details for the cantilever at the front of the garage and provide a thicker wall for the details.
- 9) The Board finds the double cantilever as designed inconsistent with the architecture.
- 10) Provide typical eave and rake details; do not match the front house, and include a deeper eave on the new building.
- 11) The Board prefers metal windows over vinyl windows or superior quality vinyl windows with appropriate detailing.
- 12) Study raising the plate and pitch heights of the one-story roofs on the east and west sides.

Action: Wittausch/Cung, 7/0/0. Motion carried.

**FINAL REVIEW****3. 725 OLIVE ST****R-3 Zone**

**(4:30)** Assessor's Parcel Number: 031-092-018  
 Application Number: MST2014-00112  
 Owner: Louis Sanchez  
 Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

**(Requires compliance with Staff Hearing Officer Resolution No. 063-14. Project was last reviewed on January 20, 2015.)**

Actual time: 4:44 p.m.

Present: Edward Deras, Designer; and Michelle Bedard, Assistant Planner.

Public comment opened at 4:55 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the parking waiver for three parking spaces instead of the required four parking spaces? 7/0 (passed).

**Motion: Final Approval as submitted with the comments:**

- 1) The Board finds acceptable the design, colors, and the change to French doors at the dining room.
- 2) At the Board's discretion, the Board supports the covered and uncovered parking design waiver (SBMC 28.21.060.B.3) to accept the proposed three foot encroachment into the required interior setback parking spaces instead of the required six feet into the required interior setback.

Action: Hopkins/Wittausch, 7/0/0. Motion carried.

**FINAL REVIEW****4. 110 S HOPE AVE H****C-2/SD-2 Zone**

**(4:50)** Assessor's Parcel Number: 051-010-014  
 Application Number: MST2014-00581  
 Owner: Macerich Company  
 Architect: DMHA

(Proposal for a façade upgrade of Building "H", which is in accordance with the approved Tenant Design Criteria. This is part of Phase II of the master improvements for La Cumbre Plaza. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015. No square footage changes are proposed.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on February 17, 2015.)**

Actual time: 5:15 p.m.

Present: Ryan Mills and Miguel Del Castillo, Architects.

Public comment opened at 5:21 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The overall project design is acceptable.
- 2) Refine the detail on plan Sheet G701 for the pop-out at the polycarbonate panels, especially the details on plan Sheet #701.
- 3) Some Board felt that if the project is detailed, then the project could be acceptable.
- 4) Some Board members felt the north elevation material needs to be more appropriate.

Action: Cung/Poole, 6/0/0. Motion carried. (Miller stepped down).

**\* THE BOARD RECESSED AT 5:50 P.M., AND RECOVERED AT 5:53 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**5. 127 ANACAPA ST**

**OC/SD-3 Zone**

**(5:10)**

Assessor's Parcel Number: 033-082-010  
 Application Number: MST2014-00419  
 Owner: Westside Anacapa, LLC  
 Applicant: Sarah Sorensen  
 Applicant: Tahzay Ramirez, SAC Wireless

(Proposal for a new Verizon Wireless telecommunication facility. The proposal includes a new 10'-0" tall pole-mounted rooftop antenna, of which 4'-0" will project above the existing screen wall at the roof. Also proposed is a new GPS antenna, associated equipment cabinets, relocation of an existing access ladder, and a new meter pedestal to be placed in the public right-of-way on the Yanonali Street frontage. This project will require a Public Works permit after Design Review approvals.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 5:54 p.m.

Present: Sarah Sorensen, Applicant and Agent for Verizon Wireless.

Public comment opened at 6:01 p.m.

An email of support from Leslie Wescomb, Parks & Recreation Commissioner was acknowledged.

Public comment closed at 6:02 p.m.

**Motion: Project Design Approval and Final Approval as submitted with conditions:**

- 1) The proposed project is acceptable as shown. A grey color is also acceptable.
- 2) Plan views on plan Sheets A-2 and C-2 are to show the building footprint and location of the rooftop screen.
- 3) Regarding Wireless Antennas (SBMC 22.87), the project has been reviewed by the Architectural Board of Review in consideration of the proposed antennas and requirement installation with nearby buildings, appropriate screening, site location, and antenna color and size, and made the finding that there are no adverse visual impacts.

Action: Cung/Poole, 7/0/0. Motion carried.

**CONCEPT REVIEW - CONTINUED ITEM****6. 1298 LAS POSITAS RD****A-1 Zone**

**(5:30)** Assessor's Parcel Number: 047-010-034  
Application Number: MST2015-00071  
Owner: City of Santa Barbara / Parks & Recreation Department  
Applicant: Michael Nelson, Executive Director

(This is a revised project description: Proposal to resurface six existing tennis courts at the Las Positas Tennis Facility. Since the courts are presently two shades of green, approval is requested to use specifications prepared by the City of Santa Barbara to resurface the courts with two colors: "US Open Blue" and "Winter Green.")

**(Action may be taken if sufficient information is provided. Forwarded up to the Full Board from Consent Review on February 23, 2015.)**

Actual time: 6:08 p.m.

Present: Michael Nelson, Executive Director of Elings Park Foundation.

Public comment opened at 6:14 p.m.

- 1) David Niles, opposition; expressed concerns regarding proposed composition and color, the speed of the composition material, and supports the more calming green color instead of the proposed blue.
- 2) Joe Andrulaitis (recent Elings Park Board/SB Task Club) expressed support for the proposed blue color.

Public comment closed at 6:20 p.m.

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Wittausch/Poole, 7/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM****7. 618 E GUTIERREZ ST****M-1 Zone**

**(5:50)** Assessor's Parcel Number: 031-352-002  
Application Number: MST2015-00082  
Owner: Amherst Exchange Corporation  
Architect: Cearnal Andrulaitis

(Proposal for alterations to an existing one story commercial building. The project will comprise door and window replacements with anodized aluminum products including the replacement of current warehouse doors with glass roll-up doors, 348 square feet of new roofing at the front of the building, changing from existing terracotta tile to corrugated COR TEN raw metal, a new trash enclosure, new light fixtures, and a new ADA accessible path of travel. No new floor area is proposed.)

**(Action may be taken if sufficient information is received. Requires compliance with the Haley-Milpas Design Manual.)**

Actual time: 6:27 p.m.

Present: Joe Andrulaitis, Architect.

Public comment opened at 6:29 p.m. As no one wished to speak, public comment was closed.

**Motion:** **Project Design Approval and Final Approval as submitted with landscaping to return to Consent Review and the comment to study using a flat COR TEN steel sheet or channel for the fascia.**

**Action:** Poole/Miller, 7/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 6:45 P.M. \*\***

### **CONSENT CALENDAR (1:00 P.M.)**

Items on Consent Calendar were reviewed by **Stephanie Poole**, and **Courtney Jane Miller**.

#### **ABR - NEW ITEM**

**A. 3805 STATE ST** **C-2/SD-2 Zone**

Assessor's Parcel Number: 051-010-013  
 Application Number: MST2015-00045  
 Owner: Patricia S. Nettleship, Trustee  
 Applicant: Synergy Development Services

(Proposal to upgrade an existing T-Mobile wireless facility. The work will include replacement of six existing antennas with new 6'-0" tall antennas (2 per sector, 3 sectors total) and replace the existing remote radio units. The new equipment will be enclosed within the existing carillon tower and will not be visible.)

Present: Ben Marcos, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheet A-2.**

Poole/Miller, 2/0/0. Motion carried.

#### **ABR - NEW ITEM**

**B. 403 E MONTECITO ST** **M-1 Zone**

Assessor's Parcel Number: 031-343-010  
 Application Number: MST2015-00108  
 Owner: Spann Family Trust  
 Applicant: Vazrik Moradian  
 Contractor: Westover Communications, Inc.

(Proposal to decommission an existing Nextel wireless communication site and remove all antennae and associated equipment. The proposal includes the removal of the following items: all panel antennas and associated cables and conduits, meter and equipment from an existing utility room, equipment cabinets, GPS antenna, and a faux chimney. Also proposed are the removal of existing rooftop HVAC units and the replacement of four decorative vases from the existing cupola. No new wireless equipment is proposed.)

Present: Vazrik Moradian, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheet A-4.**

Poole/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****C. 2700 BLK STATE ST**

Assessor's Parcel Number: ROW-000-454

Application Number: MST2015-00105

Owner: City of Santa Barbara

Applicant: City of Santa Barbara, Adam Hendel, Supervising Civil Engineer

(Proposal to perform maintenance work on the bridge over Mission Creek near the State Street and Alamar Avenue intersection. The bridge barrier rail will be repainted to match the original color. )

Present: Adam Hendel, Supervising Civil Engineer, City of Santa Barbara/Public Works-Engineering.

**Project Design Approval and Final Approval as submitted.**

Miller/Poole, 2/0/0. Motion carried.

**ABR - NEW ITEM****D. 528 N QUARANTINA ST****C-M Zone**

Assessor's Parcel Number: 031-231-019

Application Number: MST2015-00011

Owner: Delphine Dannemiller, Trust

Applicant: Mark Morando

(Proposal to construct a 141 square foot enclosure to act as a trash enclosure and sound barrier for two as-built condensing units and one new proposed condensing unit at the rear of an existing 2,837 square foot commercial building. The enclosure does not qualify as Growth Management Plan commercial square footage. This project addresses violations identified in enforcement case ENF2014-00878. Project requires a lot-tie agreement.)

Present: Mark Morando, Applicant.

**Project Design Approval and Final Approval as noted on plan Sheet A-3.**

Poole/Miller, 2/0/0. Motion carried.

**ABR - NEW ITEM****E. 1255 COAST VILLAGE RD****C-1/SD-3 Zone**

Assessor's Parcel Number: 009-291-018

Application Number: MST2015-00107

Owner: Black Valner, LLC

Applicant: Hillstone Restaurant Group

Business Name: Honor Bar

(Proposal for a main entry canopy and awnings on the east and west elevations and above the side entry.)

Present: Kelly Wallace, Applicant.

**Project Design Approval and Final Approval as submitted.**

Poole/Miller, 2/0/0. Motion carried.



**ABR - FINAL REVIEW****F. 920 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Owner: MCC BB Property, LLC  
Architect: Henry Lenny  
Applicant: Ty Warner Hotels and Resorts  
Agent: Suzanne Elledge Planning and Permitting Services (SEPPS)  
Business Name: Montecito Country Club

(Proposal for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor's Parcel Numbers: 015-300-001, 015-300-002, 015-300-03, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Requires compliance with Planning Commission Resolution No. 035-09. Project was last reviewed on October 27, 2014, at the Full Board.)**

Present: Steve Welton, Bill Medel, and Ryan Munsey (Pinnacle Design), Applicants.

**Final Approval as submitted.**

Miller/Poole, 2/0/0. Motion carried.

**\*\* CONSENT REVIEW ADJOURNED AT 2:25 P.M. \*\***